

**NOTICE OF MEETING**  
**LEGACY MUNICIPAL MANAGEMENT DISTRICT**

Notice is hereby given that the Board of Directors of the Legacy Municipal Management District will hold a meeting of the district on **September 10, 2025, at 12:00 p.m.** at 1826 North Loop 1604 West, Suite 260, San Antonio, Texas 78248. The meeting will be open to the public, and will be held to discuss and, if appropriate, act upon the following items:

1. **Determine Quorum and Call to Order.**
2. **Public Comments:** This item is for members of the public to address the Board of Directors on issues and items of concern not on this agenda. There will be no action by the Board of Directors at this time.
3. **Consent Agenda:**
  - a. Consider approval of the Minutes of the following Legacy Municipal Management District Meeting:
    - i. August 13, 2025;
4. **Action/Discussion Items:**
  - a. Consider and take action regarding tentative meeting dates for the District;
  - b. **Public Hearing(s):** (Continuation) Public Hearing as to the advisability, general nature, estimated cost, and proposed method of assessment for the levy of assessments and the Authorized Improvements, as proposed by Petitioners. The Public Hearing may be adjourned from time to time, as may be deemed necessary and appropriate, until the Board finds by resolution as to the:
    - i. Advisability of the improvements;
    - ii. Nature of the improvements;
    - iii. Estimated cost of the improvements;
    - iv. Boundaries of the Proposed Assessed Property, and area benefitted;
    - v. Method of assessment;
    - vi. Method and time for payment of the assessment; and
    - vii. Apportionment of costs.
  - c. Consider and take possible action on Resolution accepting a Preliminary Service and Assessment Plan for the purpose of levying assessments under Chapter 375, TEX. LOC. GOV'T CODE;
  - d. Consider and take possible action on Resolution as to the advisability of the Authorized Improvements, nature of Authorized Improvements, estimated costs of Authorized Improvements, boundaries of the Proposed Assessed Property and area benefitted, method of assessment, method and time for payment of the assessments, and apportionment of costs;
  - e. Consider and take possible action on Resolution Levying Assessments and adopting Service and Assessment Plan;
  - f. Consider and take possible action on Order Providing Updated District Information Described under TEX. WATER CODE § 49.455; Establishing Notice to Purchaser Form under TEX. WATER CODE § 49.452 for Property Within the District; and Directing Such Order be Filed of Record with Webb County, Texas, in the Manner Required by Law;
  - g. Receive nominations and take action designating Board Members to serve in the following officer positions for the Board of Directors: President, Vice President, and Secretary;

- h. Consider and take possible action on submittal of Request for IRS Determination Letter and Confirmation of Tax Exempt Status under Section 115, Internal Revenue Code, and authorize payment of determination letter fee as required by IRS;
  - i. Consider and take possible action on Resolution Authorizing Issuance of Texas Sales and Use Tax Exemption Certificate to Qualified Seller(s) for Purchase of Construction Materials for Primary Use and Benefit of District in connection with Development Agreement with SE Legacy Development, LLC, and related Construction Contract subject to Subchapter I, Chapter 49, Texas Water Code;
  - j. Receive update on NewGen rate study and analysis by Project Control;
  - k. Receive update on development within District boundaries by Project Control;
5. **Executive Session:** No action shall be taken in Executive Session. A closed Executive Session may be held if the discussion of any of the above agenda items concerns any one of the following:
- a. Seeking the advice of General Counsel concerning pending or contemplated litigation, settlement offers, or any matter in which the duty of General Counsel to the Board of Directors of the District under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act (TEX. GOV'T CODE § 551.071);
  - b. Deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the District in negotiations with a third person (TEX. GOV'T CODE § 551.072);
  - c. Deliberating a negotiated contract for a prospective gift or donation to the District if the deliberation in an open meeting would have a detrimental effect on the position of the District in negotiations with a third person (TEX. GOV'T CODE § 551.073);
  - d. Deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an employee or officer unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing (TEX. GOV'T CODE § 551.074);
  - e. Deliberating economic development negotiations or the offer of a financial or other incentive to a business prospect (TEX. GOV'T CODE § 551.087);
  - f. Reconvene in Open Session to consider and take possible action on any item discussed in Executive Session.

6. **Adjournment.**

Dated: September 4, 2025.

  
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Acting Attorney for the District

Posted at a public place inside the boundaries of the District at 1238 Webb Road, Laredo, Texas, and posted on the District's website. Texas Water Code Section 49.062(c) provides a process for qualified voters residing in the District to request the designation of a meeting place within the District. Please see Section 49.062(c) for specific information.